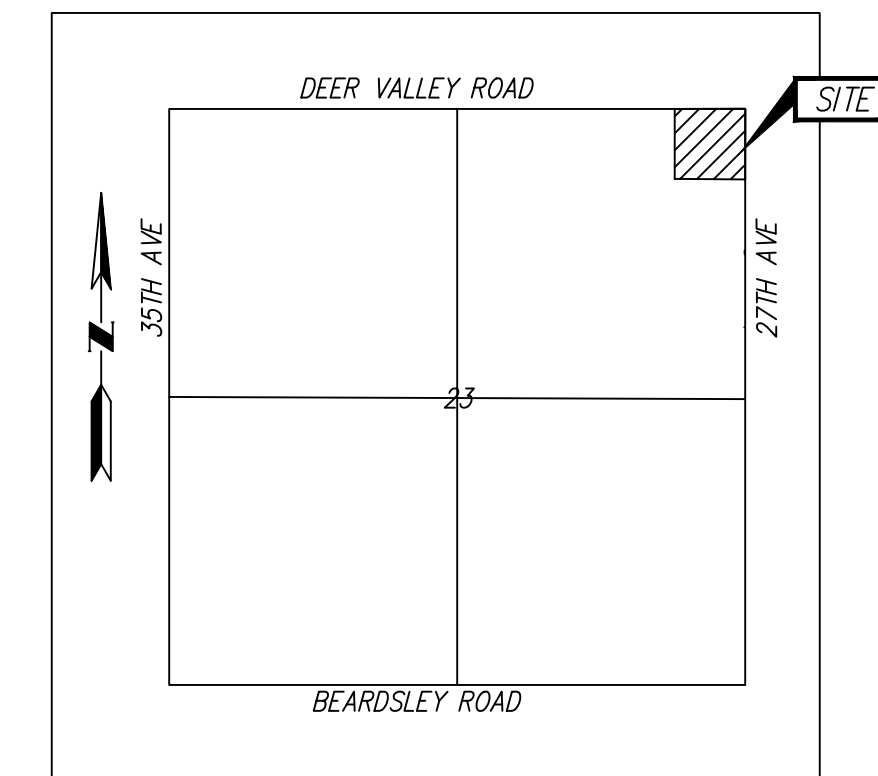


APPROVED
By chomuth at 12:14 pm, Aug 03, 2022

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 EAST,
OF THE GILA & SALT RIVER MERIDIAN,
CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SECTION 23 T.4N., R.2E.,
G.&S.R.M. MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID BEARING BEING N89°36'38"W AS SHOWN HEREON.

BASIS OF ELEVATION

CITY OF PHOENIX BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 27TH AVENUE AND DEER VALLEY ROAD, BEING THE CITY OF PHOENIX BENCHMARK #13104. ELEVATION = 1393.255' (CITY OF PHOENIX - NGVD29 DATUM)

PARCEL AREA

GROSS AREA: 435,541.15 SQ. FT., OR 10.02 ACRES, MORE OR LESS.
NET AREA: 364,345.97 SQ. FT., OR 8.364 ACRES, MORE OR LESS.

PERTINENT RECORD REFERENCES

- TITLE COMMITMENT NO. 01984840-003-B64
- RECORD OF SURVEY, RECORDS OF MARICOPA COUNTY RECORDER, BOOK 1041, MAPS PAGE 38

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN A9 ZONE, USE DEPTH)
04013C	1290 OCT. 16, 2013	L	"X"	

ZONE "X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

"SCHEDULE B" EXCEPTIONS

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022.
NOT SURVEY RELATED.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
NOT SURVEY RELATED.
- MATTERS SHOWN ROAD MAP:
RECORDING NO.: BOOK 2 OF ROAD MAPS, PAGE 5
AS SHOWN HEREON.
- AN ORIGINAL OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH VARIOUS COUNTERPARTS EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS AS DESCRIBED IN SAID COUNTERPARTS, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
DATED: NOVEMBER 17, 1977
LESSOR: STATE OF ARIZONA
LESSEE: THE ANSCHUTZ CORPORATION, A KANSAS CORPORATION
RECORDING DATE: JANUARY 16, 1978
RECORDING NO: DOCKET 12655, PAGE 1304
NOT SURVEY RELATED.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROADWAY
RECORDING NO: 1985-443772
AS SHOWN HEREON.
- MATTERS SHOWN ON RECORD OF SURVEY:
RECORDING NO.: BOOK 1041 OF MAPS, PAGE 38
AS SHOWN HEREON.
- RIGHT-OF-WAY NO. 18-002054 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA PUBLIC SERVICE COMPANY FOR ELECTRIC POWER LINE AND HAVING A TERM OF INDEFINITE DURATION.
AS SHOWN HEREON.
- RIGHT-OF-WAY NO. 18-002062 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA PUBLIC SERVICE COMPANY FOR TRANSMISSION LINE AND HAVING A TERM OF INDEFINITE DURATION.
AS SHOWN HEREON.
- RIGHT-OF-WAY NO. 16-096060 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO CITY OF PHOENIX FOR WATER MAIN AND HAVING A TERM OF INDEFINITE DURATION.
AS SHOWN HEREON.
- RIGHT-OF-WAY NO. 18-053780 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SOUTHWEST GAS CORPORATION FOR NATURAL GAS FACILITIES AND HAVING A TERM WHICH EXPIRES FEBRUARY 15, 2025.
AS SHOWN HEREON.
- RIGHT-OF-WAY NO. 18-76112 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO QWEST CORPORATION DBA CENTURYLINK QC FOR TWO UNDERGROUND COPPER CABLE COMMUNICATION LINES; TO EXPIRE 4-24-2029.
AS SHOWN HEREON.

GENERAL NOTES

- THE SURVEY DEPICTED HEREON WAS CONSTRUCTED UTILIZING THE CONDITION OF TITLE COMMITMENT FILE NO. 01984840-003-B64, AS PREPARED BY COMMONWEALTH LAND INSURANCE COMPANY, DATED APRIL 25, 2022, ISSUED BY LAWYERS TITLE OF ARIZONA, INC., AMENDED MAY 4, 2022, AMENDMENT NO. 1, AMENDMENT DATE MAY 11, 2022.
- THIS SURVEY WAS CONDUCTED ON THE GROUND OF THE PREMISES BY THE WLB GROUP, INC., AS DEPICTED HEREON IN MAY 2022.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONALLY, AS PER THE 2016 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THE CONTOURS SHOWN HEREON ARE 1 FOOT INTERVALS AND ARE BASED UPON ON THE DATUM RELATED TO THE BENCHMARK NOTED IN THE BENCHMARK NOTE SECTION ON THIS SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THIS SURVEY IS THE PROPERTY OF THE WLB GROUP, INC. TRANSFER OR REASSIGNMENT TO ANY PARTY OTHER THAN THOSE CERTIFIED BELOW IS PROHIBITED UNLESS OTHERWISE STATED IN WRITING BY THE WLB GROUP, INC.
- NO PARTY WALLS WERE IDENTIFIED BY CLIENT

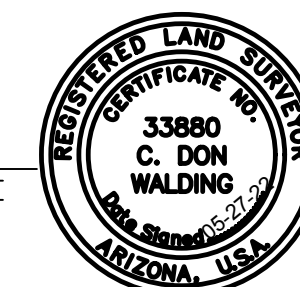
CERTIFICATE OF SURVEY

- TO:
- QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION
 - ARIZONA STATE LAND DEPARTMENT
 - COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 8, 11, 16, 17 AND 18. THE FIELD WORK WAS COMPLETED IN MAY 2022.

05-27-22 DATE

C. DON WALDING, R.L.S. 33880
THE WLB GROUP, INC.
1600 W. BROADWAY ROAD, SUITE 150
TEMPE, ARIZONA 85282
PHONE: 480-736-1600
dwalding@wlbgroup.com



C. Don Walding

UTILITY TABLE

UTILITY	PROVIDER	DATE ORDERED	RESULTS
CATV	COX	5/12/22	SHOWN ON SURVEY
TELEPHONE	CENTURYLINK	5/12/22	SHOWN ON SURVEY
GAS	SOUTHWEST GAS	5/12/22	SHOWN ON SURVEY
WATER	CITY OF PHOENIX	5/12/22	SHOWN ON SURVEY
SEWER	CITY OF PHOENIX	5/12/22	SHOWN ON SURVEY
STORM DRAIN	CITY OF PHOENIX	5/12/22	REQUESTED

QUIKTRIP #1445 @ DEER VALLEY ROAD & 27TH AVE.
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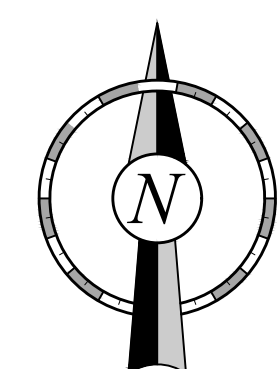
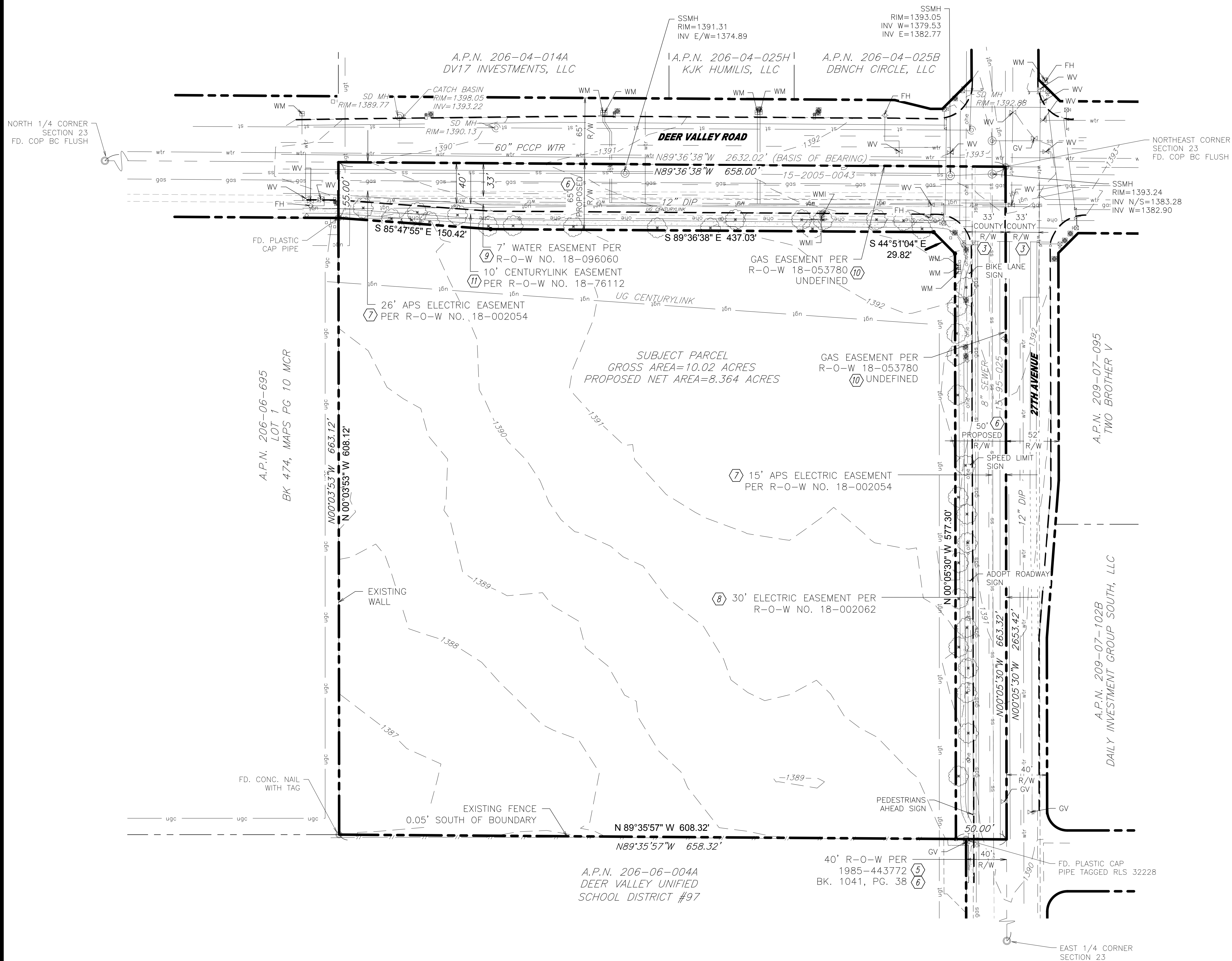
No.	Date	Item	Scale	N/A	Sheet
					1
			Job #	222003-A-001	
			Date	5/27/2022	
			Drawn By	QLL	2
Revisions			Checked By	CDW	

The WLB Group **WLB**

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W. Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

LEGEND

- BRASS CAP IN HANDHOLE
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- CLEAN OUT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/ MAST ARM
- POWER POLE
- GUY WIRE
- STREET LIGHT
- SIGN
- LIGHT POLE
- JUNCTION BOX
- PALM TREE
- IRRIGATION CONTROL VALVE
- STORM DRAIN LINE
- IRRIGATION LINE
- WALL
- FENCE
- RIGHT OF WAY LINE
- SECTION/MONUMENT LINE
- CENTERLINE
- EASEMENT LINE
- BOUNDARY
- R/W RIGHT OF WAY
- M.C.R. MARICOPA COUNTY RECORDER
- APN ASSESSOR'S PARCEL NUMBER
- BO BLOW OFF VALVE
- ARV AIR RELEASE VALVE
- DOC. DOCUMENT
- AC PAVEMENT
- CONCRETE
- TITLE COMMITMENT Sch. B ITEM No.

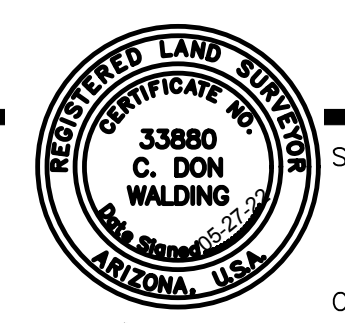


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No.	Date	Item	Scale	1"=50'
			Job #	222003-A-001
			Date	5/27/2022
			Drawn By	QLL
			Checked By	CDW



Sheet **2**
Of **2**

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